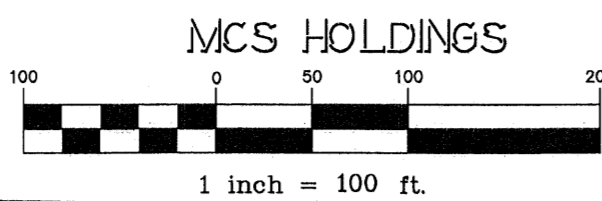


MCS HOLDINGS

(Basis of Bearing) N 0°41'52" E 2,679.77 feet

29 28 BRASS CAP T. 14 N. R. 5 E. S.L.B.&M.



Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	21.053'	46.50'	25°56'26"	S 42°28'45" E	20.874'
C2	134.813'	249.07'	31°00'44"	S 70°57'20" E	133.174'
C3	91.877'	483.50'	10°53'15"	S 81°01'04" E	91.739'
C4	67.289'	83.50'	46°10'20"	S 52°29'17" E	65.483'
C5	13.701'	33.50'	23°26'01"	S 17°41'06" E	13.806'
C6	85.203'	239.50'	20°22'59"	S 16°09'35" E	84.754'
C7	16.887'	83.50'	11°35'15"	S 20°33'27" E	16.858'
C8	55.527'	81.50'	39°02'10"	S 31°59'30" E	54.459'
C9	84.227'	638.50'	7°33'29"	S 47°43'51" E	84.166'
C10	65.089'	379.00'	9°50'24"	S 48°52'18" E	65.010'

Line #	Length	Direction
L1	11.80'	S 01°02'56" W
L2	11.80'	S 01°02'56" W
L3	116.87'	S 52°20'24" E
L4	116.87'	S 52°20'24" E
L5	266.02'	S 01°02'56" W
L6	170.00'	N 01°02'56" W
L7	168.46'	S 01°02'56" W
L8	166.845'	S 01°02'56" W
L9	151.98'	S 20°03'23" E
L10	154.64'	S 83°53'47" E
L11	149.44'	S 00°43'15" E
L12	143.71'	S 88°57'04" E
L13	223.57'	S 88°57'04" E

6: The land areas designated as "NO-BUILD" within lots #41 - 45 include a combination of steep slope areas and natural drainage areas and Canal Maintenance Easements and as such, construction is prohibited therein, excepting that 1) fences that do not obstruct the natural drainage, 2) landscaping elements, 3) underground utilities may be constructed within the no-build areas.

7: Storm water detention ponds are to be located within lots #43 and #46. The owners of these two lots will be subject to easements described in note 3 and as shown on this plat, which easements provide for the town of Garden City to have perpetual access to these detention ponds and other storm water control elements within the lots for maintenance of these structures. The detention ponds may be landscaped and used by the lot owners as long as the volume of the ponds established to hold the required amount of storm water is not reduced. The detention ponds are located in "no-build" areas as described in and regulated by note 6.

1. The development of improvements required for this subdivision is described in the Long Ridge @ Bear Lake Phase 5 Subdivision Development Agreement dated 8/17/2021 and recorded in the office the Rich County Recorder as filing #101041.

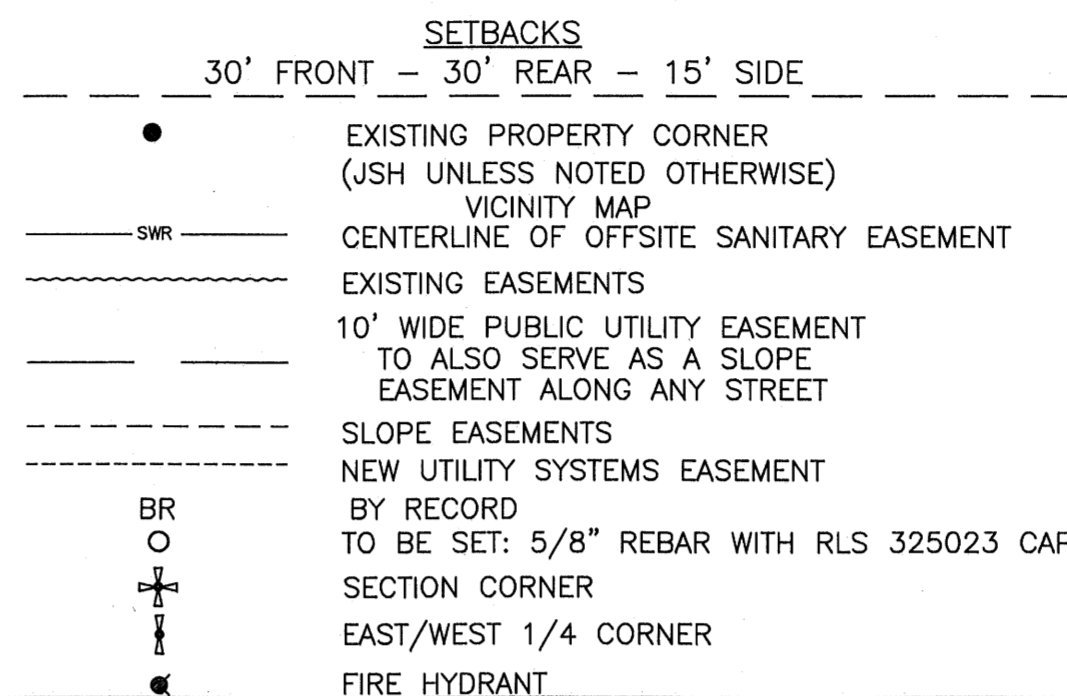
2. The City's requirement for two means of ingress and egress for this phase and all other phases of the Long Ridge @ Bear Lake Subdivision is satisfied by access to the public roads within Phases 1 and 2 which in turn connect to Hodges Canyon Road. Homestead Road is to be maintained in accordance with the Joint Easement and Development Agreement among the Developer, Legends LLC, and Garden City dated 9 October, 2020 and recorded in the office the Rich County Recorder as filing 98381.

3. Pursuant to Utah Code Ann. 54-3-27 this plat conveys public utility easements, along with all the rights and duties described therein, to the owner(s) or operators of utility facilities. Public utility easements, previously provided and applicable to the infrastructure improvements required for this subdivision include: a. A 10-foot wide Sanitary Sewer Line Easement dated Aug. 31, 2020, Filing 97839; b. A 10-foot wide Sanitary Sewer Line Easement dated Aug. 31, 2020, Filing 97840; c. A 20-foot by 30-foot Storm Drain and Drainage System Easement dated Aug. 31, 2020, Filing 97841; d. An 80-foot by 130-foot Storm Drain and Drainage System Easement dated Aug. 31, 2020, Filing 97842; e. A 10-foot wide Sanitary Sewer Line Easement dated April 26, 2021 Filing 99961; f. An approximate 75 foot by 360 foot Utility Systems Easement, North of Lot 43 Dated July 9, 2021, Filing 100610.

4. Pursuant to Utah Code 17-27a-603 (4)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under (1) A recorded easement or right-of-way, (2) The law applicable to prescriptive rights, (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or (4) Any other provision of law.

5. "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

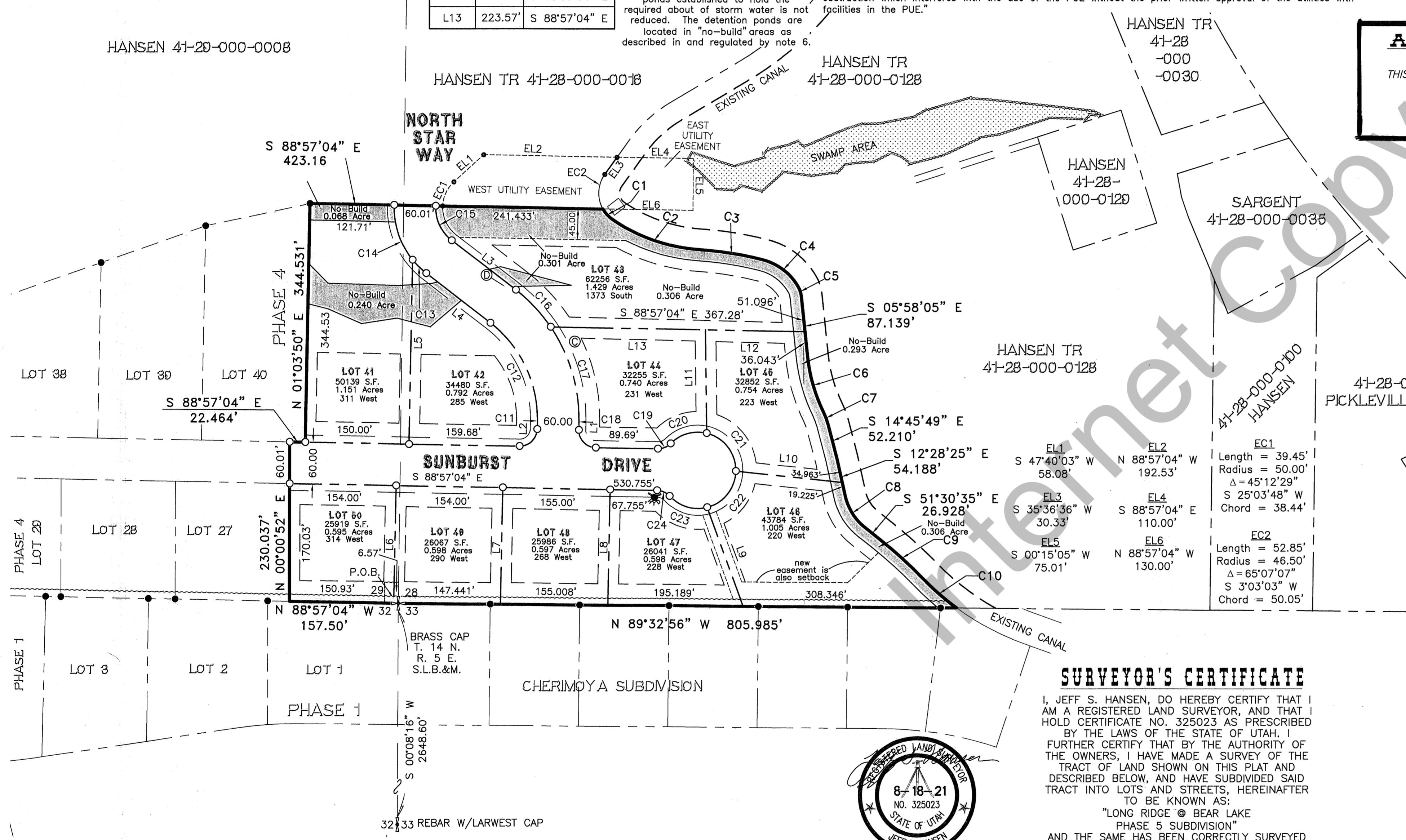
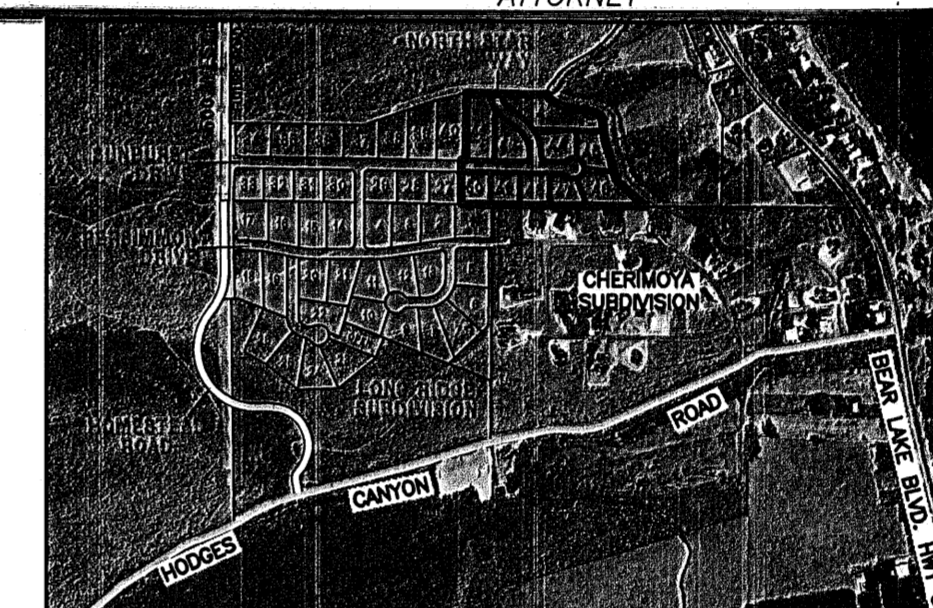
**LONG RIDGE @ BEAR LAKE
PHASE 5 SUBDIVISION
S0/2 SECTIONS 28 & 29
T. 14 N., R. 5 E., S.L.B.&M.
GARDEN CITY, RICH COUNTY, UTAH
AUGUST 2021**



APPROVAL AS TO FORM

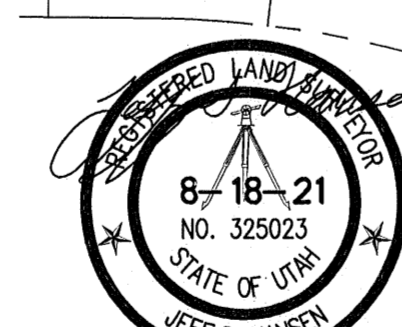
THIS 1st DAY OF September A.D. 2021

[Signature]
ATTORNEY



SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: "LONG RIDGE @ BEAR LAKE PHASE 5 SUBDIVISION" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



Curve #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C11	39.27'	25.00'	90°00'00"	N 46°02'56" E	35.36'
C12	163.07'	175.00'	53°23'20"	N 25°38'44" W	157.23'
C13	27.85'	120.00'	13°17'58"	S 45°41'26" E	27.79'
C14	85.19'	120.00'	40°40'38"	S 18°42'08" E	83.42'
C15	57.14'	60.00'	54°33'52"	S 25°03'29" E	55.00'
C16	73.61'	235.00'	17°56'49"	N 43°22'00" W	73.31'
C17	145.37'	235.00'	35°26'32"	N 16°40'20" W	143.06'
C18	39.27'	25.00'	90°00'00"	S 43°57'04" E	35.36'
C19	20.32'	25.00'	46°34'03"	N 67°45'54" E	19.76'
C20	56.65'	55.00'	59°00'56"	S 73°59'21" W	54.18'
C21	74.38'	55.00'	77°28'56"	N 37°45'43" W	68.84'
C22	71.68'	55.00'	74°40'13"	N 38°18'52" E	66.71'
C23	59.48'	55.00'	61°58'01"	S 73°22'02" E	56.63'
C24	20.32'	25.00'	46°34'03"	N 65°40'03" W	19.76'

BOUNDARY DESCRIPTION

A parcel of ground located in the Southwest Quarter of Section 28 and the Southeast Quarter of Section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian. Described as follows:

Beginning at the Brass Cap found at the common South Corner of Sections 28 & 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the Common Quarter Corner of said sections bears North 00°41'52" West 2679.77 feet; and running Thence North 88°57'04" West 157.50 feet; Thence North 00°00'52" East 230.037 feet; Thence South 88°57'04" East 22.464 feet; Thence North 01°03'50" East 344.531 feet; Thence South 88°57'04" East 423.16 feet to a point on the west side of canal and the point of curve of a non-tangent curve, of which the radius point bears North 60°29'29" East 46.500 feet; Thence following said canal the following fourteen Courses, 1) Thence 21.053 feet along the arc of a 46.500 foot radius curve to the left through a central angle of 25°56'26" and a long chord that bears South 42°28'45" East 20.874 feet to the point of compound curve; 2) Thence 134.813 feet along the arc of a 249.070 foot radius curve to the left through a central angle of 31°00'44" and a long chord that bears South 70°57'20" East 133.174 feet to the point of reverse curve; 3) Thence 91.877 feet along the arc of a 483.500 foot radius curve to the right through a central angle of 10°53'15" and a long chord that bears South 81°01'04" East 91.739 feet to the point of compound curve; 4) Thence 67.289 feet along the arc of a 83.500 foot radius curve to the right through a central angle of 46°10'20" and a long chord that bears South 52°29'17" East 65.483 feet; 5) Thence 13.701 feet along the arc of a 33.500 foot radius curve to the right through a central angle of 23°26'01" and a long chord that bears South 17°41'06" East 13.806 feet; 6) Thence South 05°58'05" East 87.139 feet; 7) Thence 85.203 Feet along the arc of a 239.500 foot radius curve to the left through a central angle of 20°22'59" and a long chord that bears South 16°09'35" East 84.754 feet to the point of reverse curve; 8) Thence 16.887 feet along the arc of a 83.500 foot radius curve to the right through a central angle of 11°35'15" and a long chord that bears South 20°33'27" East 16.858 feet; 9) Thence South 14°45'49" East 52.210 feet; 10) Thence South 12°28'25" East 54.188 feet; 11) Thence 55.527 Feet along the arc of a 81.500 foot radius curve to the left through a central angle of 39°02'10" and a long chord that bears South 31°59'30" East 54.459 feet; 12) Thence South 51°30'35" East 26.928 feet; 13) Thence 84.227 Feet along the arc of a 638.500 foot radius curve to the right through a central angle of 07°33'29" and a long chord that bears South 47°43'51" East 84.166 feet to the point of reverse curve; 14) Thence 65.089 feet along the arc of a 379.000 foot radius curve to the left through a central angle of 09°50'24" and a long chord that bears South 48°52'18" East 65.010 feet; Thence North 89°32'56" West 805.985 feet to the point of beginning. Containing 427610 Square Feet or 9.817 Acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS THE: "LONG RIDGE @ BEAR LAKE - PHASE 5 SUBDIVISION"

DO HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, UTAH AND UTILITY COMPANIES ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND UTILITY EASEMENTS FOREVER. WE ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS OPEN SPACE FOR PUBLIC UTILITY PURPOSES. THE SAME TO REMAIN AS OPEN SPACE IN PERPETUITY AND SERVE AS A PUBLIC UTILITY EASEMENT. WE DO ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS EASEMENTS TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS 19 DAY OF August A.D. 2021.

[Signatures]
RANDALL JOHN HANSEN (MANAGER) BONNIE JORGENSEN (MANAGER)

State of (Utah) County of (Cache)

On this 19 day of August, 2021

personally appeared before me: *[Signatures]* name of document co-signers whose identities are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are

Co-Managers of the Long Ridge @ Bear Lake LLC and that said document title of office name of LLC was signed by him/her in behalf of said LLC by Authority of its Bylaws, or (Resolution of its Board of Directors), and said co-managers acknowledged to me that said LLC executed the same.

Witness my hand and official seal

[Signature] (notary signature) *[Seal]* (notary seal)

COUNTY RECORDER'S NO. 101282

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Town of Garden City DATE 9/14/21 TIME 2:14 FEE \$ 70.00

INDEX FILED IN: FILE OF PLATS *[Signature]* BUTTERFIELD COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF September A.D. 2021 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

[Signature] CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT

SANITARY SEWER SYSTEM APPROVAL

THIS 23RD DAY OF AUGUST 2021

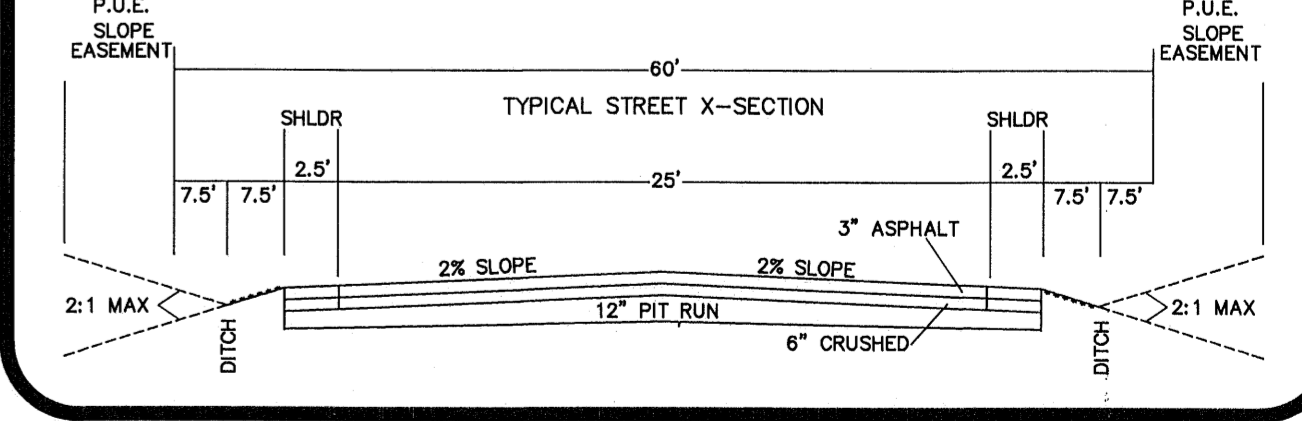
[Signature] REPRESENTATIVE

LONG RIDGE @ BEAR LAKE - PHASE FIVE SUBDIVISION

Address of Subdivision: Approx: 200-320 W, 1350 S, Garden City, UT 84028

Subdivision Point of Contact: Jeffrey M. Jorgensen, P.E. 1069 E 2100 N, North Logan, UT, 84341

jeffjorg2@gmail.com cell- 435-881-1999



ROCKY MT. POWER

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND ACCEPTED BY ROCKY MT. POWER

THIS 23rd DAY OF August A.D. 2021

[Signature] REPRESENTATIVE

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS 7th DAY OF September A.D. 2021. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature] MAYOR *[Signature]* ATTEST

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

AUGUST 31, 2021 DATE *[Signature]* ENGINEER

Zone = HE = Hillside Estates Using Density Based Option

Number of Lots = 10

Acreeage of Subdivision = 9.817 Acres Less 0.902 Acre No-build Total = 8.915 Acres x 1.2 Lots Per Acre = +9.698 = 11 Lots

Intended Use - Ten Residential Homes

JSH SURVEYING & DRAFTING INC.

P.O. BOX 300 • WELLSVILLE, UTAH 84339 (435) 245-9090 • TOLL FREE 1-888-420-0268